058.0	0008	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	834,300 /	834,300
					USE VALUE:	834,300 /	834,300
					ASSESSED:	834,300 /	834,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LOCKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KLESS AARON
Owner 2:	DREIFUSS JESSICA
Owner 3:	
Street 1:	25 LOCKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	AUPPERLEE FRANK J JR--ETAL -
Owner 2:	AUPPERLEE ROSEANN M -
Street 1:	25 LOCKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Vinyl Exterior and 2455 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6890.000	395,600		438,700	834,300
Total Card	0.158	395,600		438,700	834,300
Total Parcel	0.158	395,600		438,700	834,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.86 /Parcel: 339.86

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38792

GIS Ref

GIS Ref

Insp Date 11/12/18

!4998!

PREVIOUS ASSESSMENT

Parcel ID 058.0-0008-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	395,600	0	6,890.	438,700	834,300		Year end	12/23/2021
2021	101	FV	383,900	0	6,890.	438,700	822,600		Year End Roll	12/10/2020
2020	101	FV	383,900	0	6,890.	438,700	822,600	822,600	Year End Roll	12/18/2019
2019	101	FV	269,100	0	6,890.	438,700	707,800	707,800	Year End Roll	1/3/2019
2018	101	FV	269,100	0	6,890.	294,500	563,600	563,600	Year End Roll	12/20/2017
2017	101	FV	269,100	0	6,890.	282,000	551,100	551,100	Year End Roll	1/3/2017
2016	101	FV	269,100	0	6,890.	256,900	526,000	526,000	Year End	1/4/2016
2015	101	FV	253,100	0	6,890.	206,800	459,900	459,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:29:42

LAST REV

Date	Time
10/30/19	14:46:44
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4998

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AUPPERLEE FRANK	73195-203	1	8/29/2019		931,000	No	No		
	14604-62		5/1/1982		46,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2016	652	New Wind	2,600					WINDOWS
6/11/2009	471	New Wind	400					

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	CC	Chris C
5/22/2009	Measured	189	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	38792
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6890		Sq. Ft.	Site		0	70.	0.91	11									438,690						438,700	

Total AC/HA:	0.15817	Total SF/SM:	6890	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	438,690	Spl Credit		Total:	438,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.14166498
Const Adj.:	0.99495000
Adj $ / SQ:	153.346
Other Features:	93000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	485986
Depreciation:	90393
Depreciated Total:	395593

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

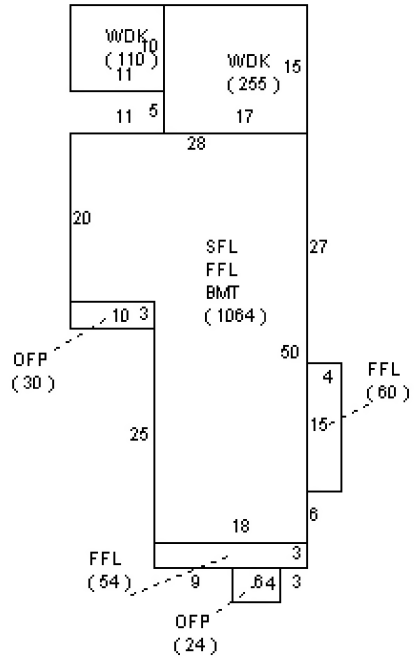
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	153.35
Special Features:	0	Val/Su Net:	109.31
Final Total:	395600	Val/Su SzAd	185.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,178	153.350	180,642
BMT	Basement	1,064	56.350	59,962
SFL	Second Floor	958	153.350	146,845
WDK	Deck	365	8.700	3,174
OFP	Open Porch	54	43.780	2,364

Net Sketched Area:	3,619	Total:	392,987
Size Ad	2135.5999	Gross Area	3725	FinArea	2455
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30	A	
SFL	90				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

058.0-0008-0008.0

IMAGE

AssessPro Patriot Properties, Inc